



Amenities

- ❖ Temperature-controlled - Swimming Pool
- ❖ Well-equipped Gym
- ❖ Spa - with steam, sauna and Jacuzzi facilities
- ❖ Library/Reading Room - with books for all age groups
- ❖ Indoor Games with Pool, Cards, Table Tennis, etc.
- ❖ Furnished air-conditioned banquet hall on the ground floor
- ❖ 85% open space for landscaped garden, children's play zone and driveway
- ❖ 2 glass capsule elevators and 1 stretcher-length service lift for emergencies
- ❖ Separately-identified servant's quarter on each floor for prompt assistance
- ❖ CCTV and other electronic surveillance systems
- ❖ ISDN internet connectivity
- ❖ Reverse-osmosis water treatment plant
- ❖ 100% power back up
- ❖ Efficient fire detection and fighting system

Specifications

- ❖ **Foundation & Structure:-** The said building is designed and is being built on R.C.C. foundation resting on deep bored piles and R.C.C. frame structure with necessary brick work and wood works as per the drawings and specifications provided by the Architects and structural consultants.

The structure is designed to withstand Earthquake resistance keeping in mind the local seismic impact and will be Fire resistant upto 2 (two) hours.

- ❖ **Doors:-** Salwood door frame with 35mm thick elegantly finished panelled shutters except for kitchen and toilets doors which will have commercial faced inners painted with matching enamel paint. The shutters will be hung with brass barrel bolts, entrance door shall have night latch, door knocker and a magic eye. Bedroom and kitchen doors shall have mortise lock and doorstopper and the toilet doors will have bathroom latch. Spirit polish teak veneer finished on both faces except for kitchen and toilets doors which will have commercial faced inners painted with matching enamel paint. The shutters will be hung with brass barrel bolts. Entrance door shall have night latch door knocker and a magic eye. Bedroom and kitchen doors shall have mortise lock and doorstopper and the toilet doors will have bathroom latch.
- ❖ **Windows:-** All windows will be standard aluminum section casement with glass inserts in each shutter fitted with matching fittings stay and handles fitted with matching guard bars.

- ❖ **Flooring:-** The flooring of all flats will be finished in Imported marble slabs of size not less than six feet square. The purchaser (s) are welcome to get their floor installed of a laid cost upto 300 INR per sft.) The two staircases will be finished in mirror polished Kota stone and the typical floor vestibule will be finished in imported marble with inlay work in places.
- ❖ **Toilets:-**
 - Designer ceramic tiles on the walls upto door height.
 - Imported Porcelain sanitary wares of matching colour (upto double the price of white fittings).
 - Water closets- European type commode with low level porcelaincistern of 15 litre capacity.
 - Standard hand basin with Granite or imported marble counter in Master toilet and ceramic pedestal in others.
 - Concealed piping system for Hot and cold water line with provision for installation of Geysers.
 - Geysers in all toilets.
 - Shower cubicle in all the toilets.
 - Sleek CP fittings of Jaguar or equivalent make.
 - Matching glass mirror, shelf, soap tray and towel rail.
- ❖ **Kitchen:-**
 - Black granite top cooking platform with one stainless steel sink and drain board.
 - Walls of kitchen will be cladded with ceramic tiles upto a height of two feet above the counter.
 - Cooking Gas bank/piped gas.
 - Aqua Guard or equivalent Water Filter.

- ❖ **Decoration Work:-** Inside walls will be finished with plaster of paris punning and exterior surface of wall will be finished with combination to texturous paint, stones and/or tiles and glazing as per architectural drawings.

Electrical Wiring & Fittings and Generation Power:-

Total concealed electrical wiring for all the rooms provided with electrolytic copper conductors.

Air-conditioning plug point in all the bedrooms.

Geyser point in all toilets and kitchen.

Stipulated light and plug point in dining/drawing and bedrooms, as per architectural drawings.

Telephone point in living room and all bedrooms.

Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms.

Connection of Intercom/EPAX with the Reception & Security, and with all other apartments of the complex.

Through Generator power will be provided in the said Unit during power failure for lighting and other domestic purposes to the extent of 3 (Three) watt per Square foot of the built-up area of the said Unit controlled by an electric circuit breaker.

The Bed Rooms and the Drawing and Dining Room will be equipped with a centralised air-conditioning system.

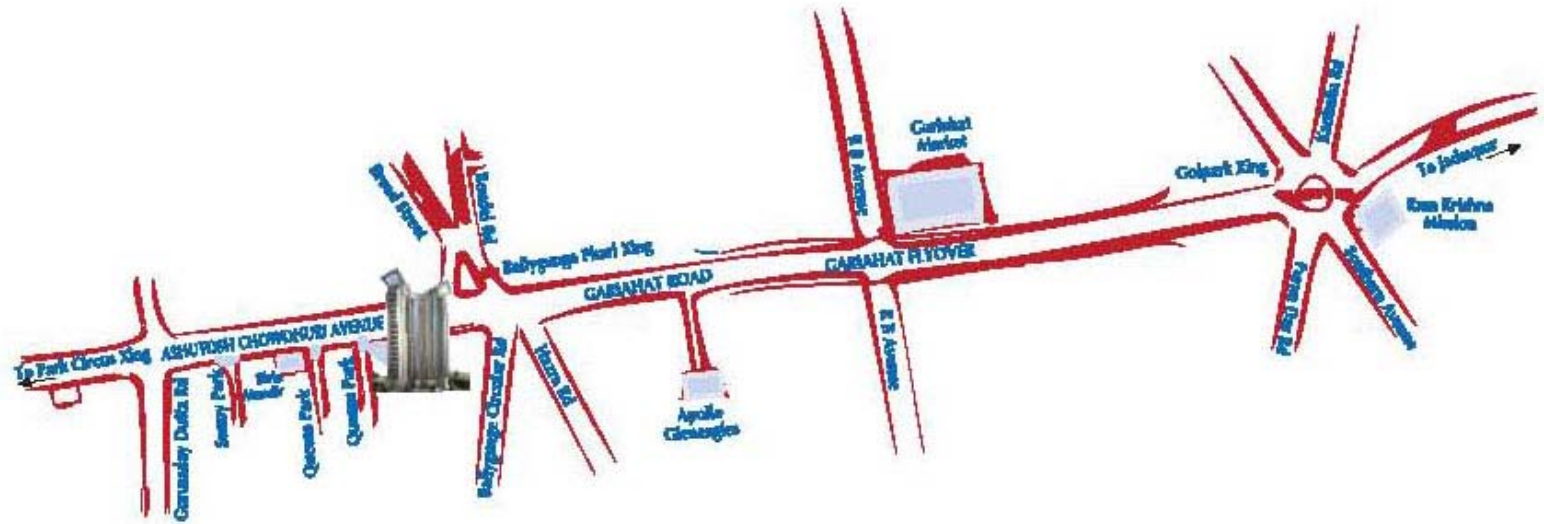
- ❖ **Security System:-**

Closed Circuit Television (CCTV)

All Flats will be equipped with interactive burglar/security alarm system with switch installed near the entrance of the apartment.

Video door phone at the entrance of the flat.

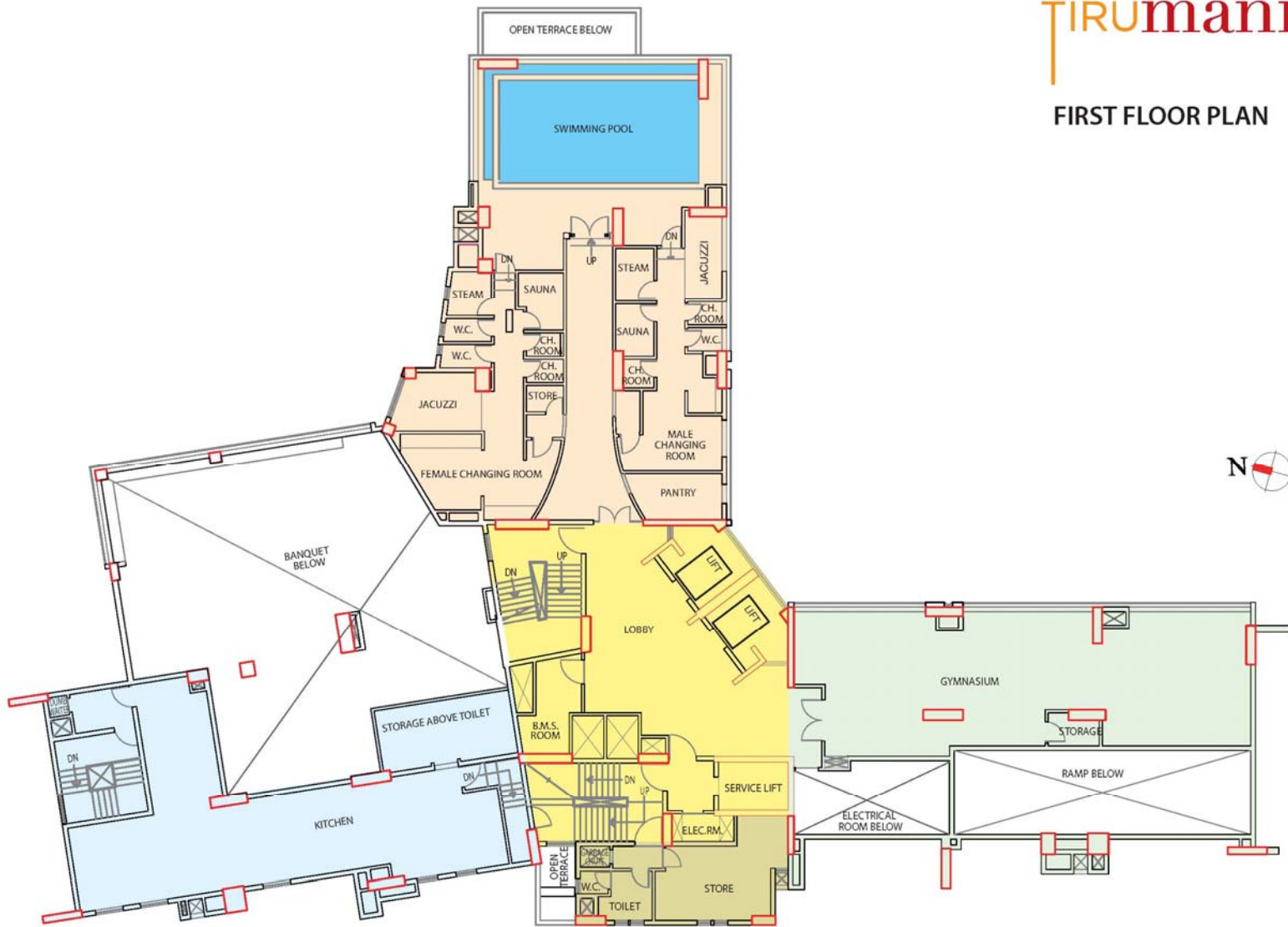
Location



LOCATION MAP

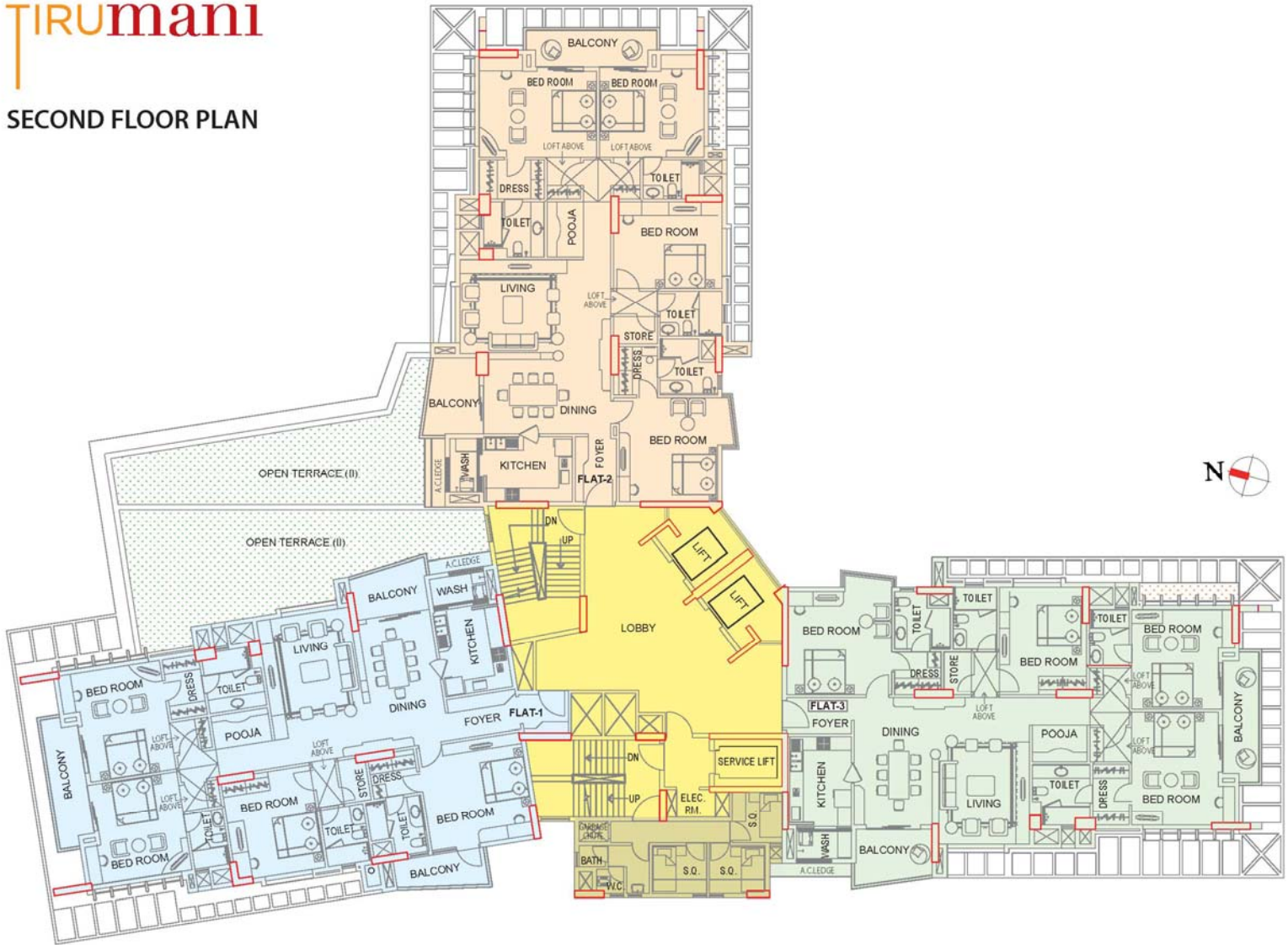
1st Floor Plan

TIRUMANI FIRST FLOOR PLAN



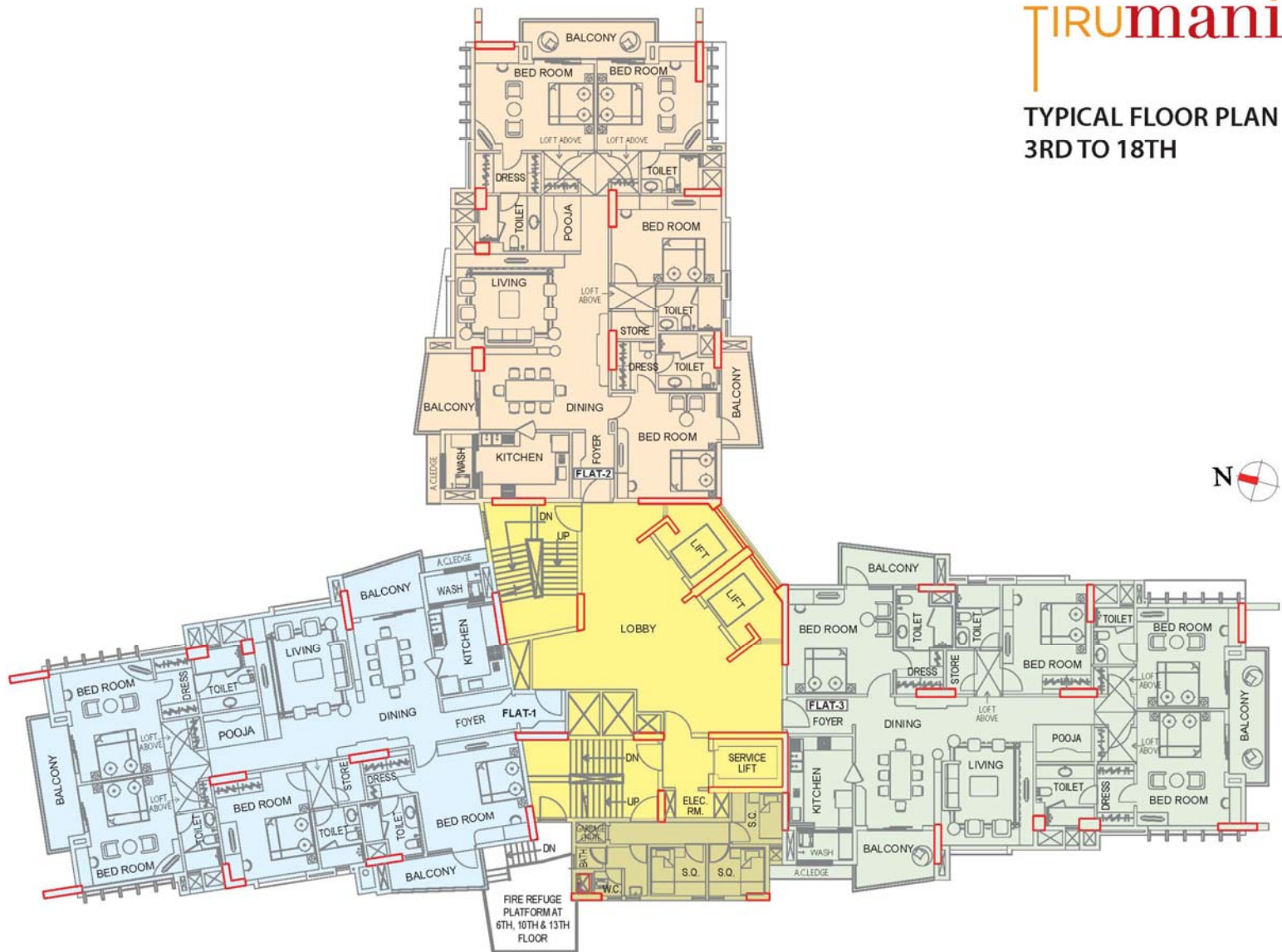
2nd Floor Plan

TIRUMANI
SECOND FLOOR PLAN



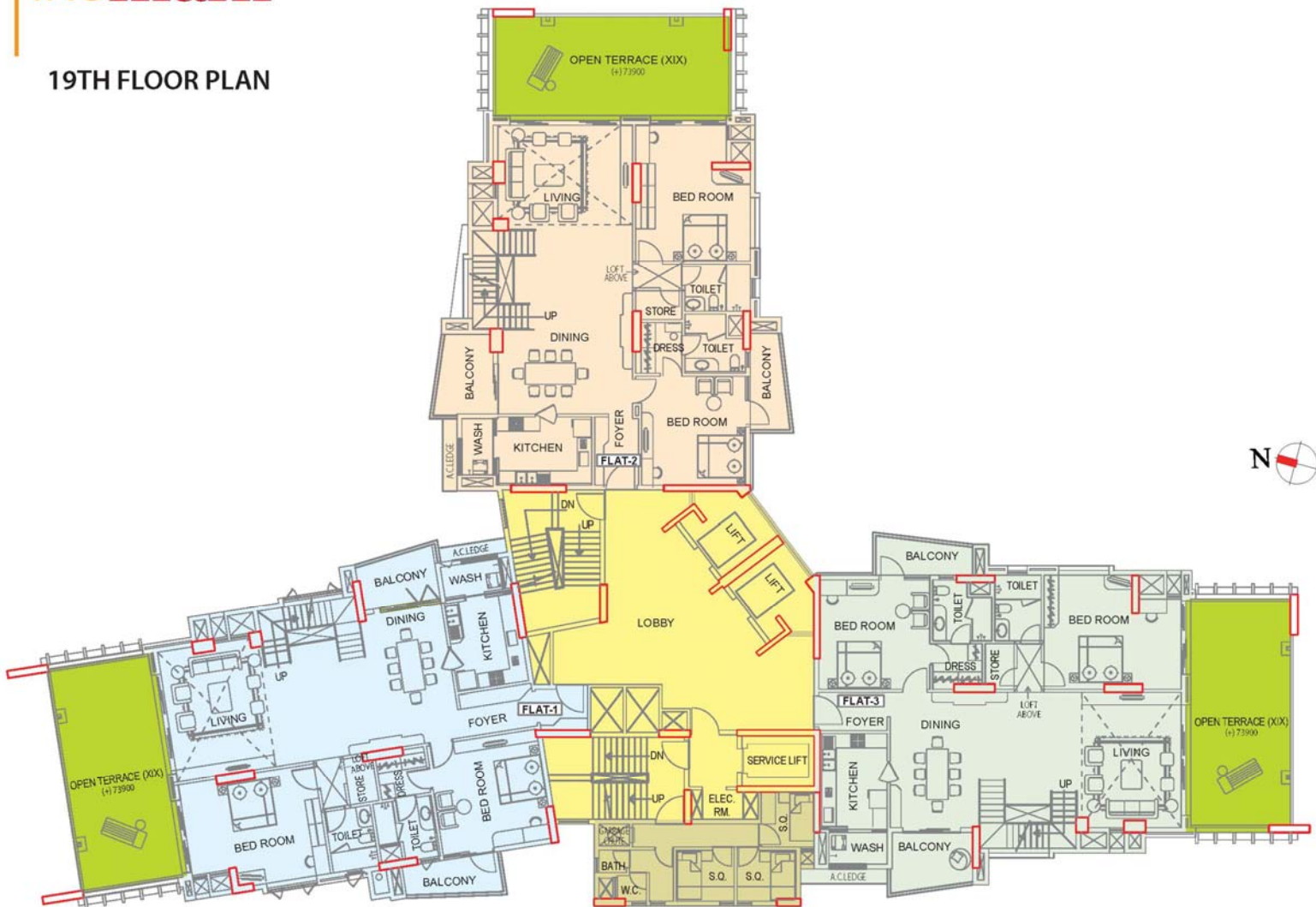
Typical Floor Plan
3rd to 18th Floor

TIRUMANI
TYPICAL FLOOR PLAN
3RD TO 18TH



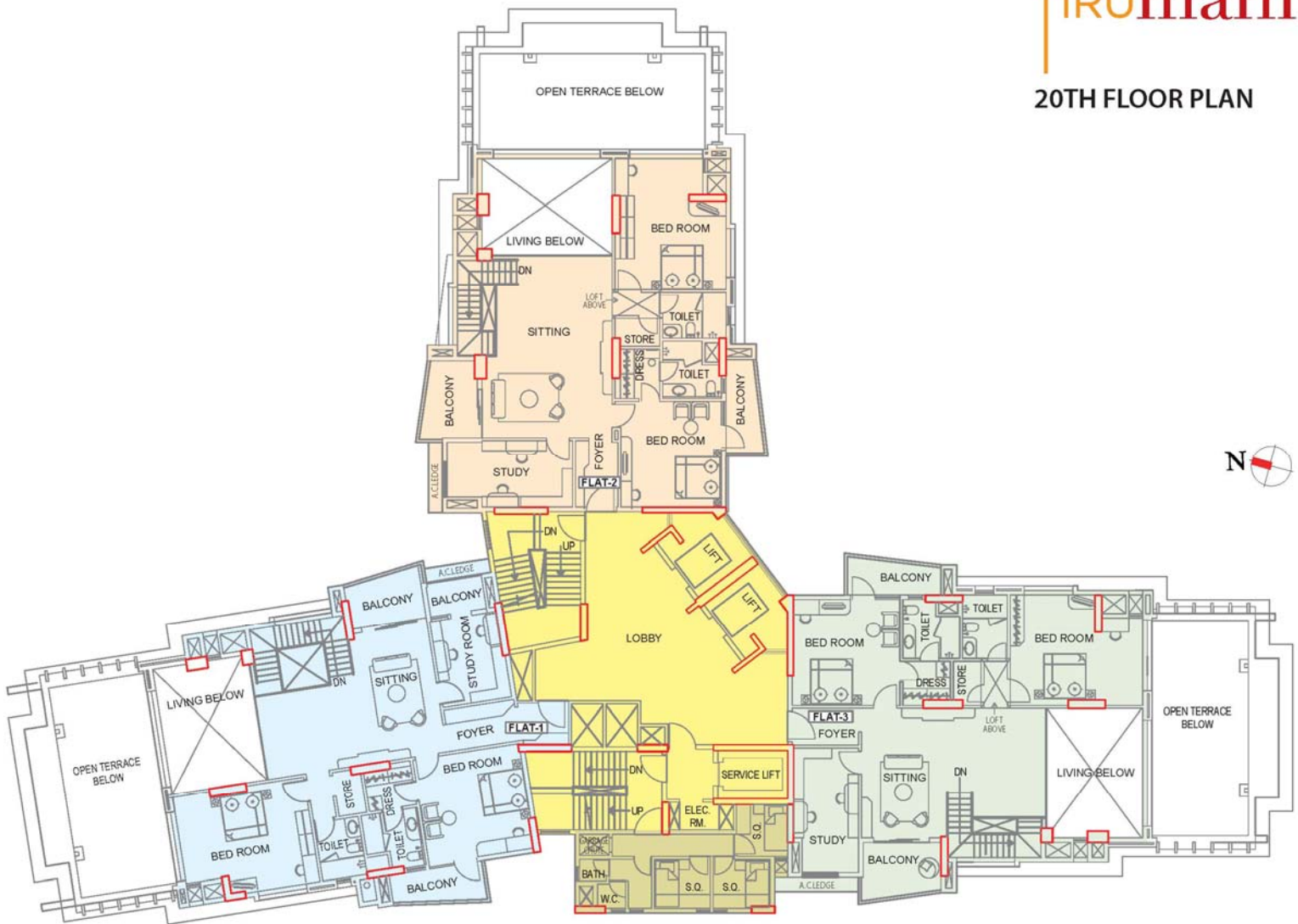
19th Floor Plan

TIRUMANI 19TH FLOOR PLAN



20th Floor Plan

TIRUMANI 20TH FLOOR PLAN



Sky Lounge Level

TIRUMANI

SKY LOUNGE LEVEL



Lower Ground Plan

TIRUMANI LOWER GROUND PLAN



Basement Plan

TIRUMANI

BASEMENT PLAN



Developer

mani
change for good
Mani Group

Architect

Renowned architect of international reputation.



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